

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK

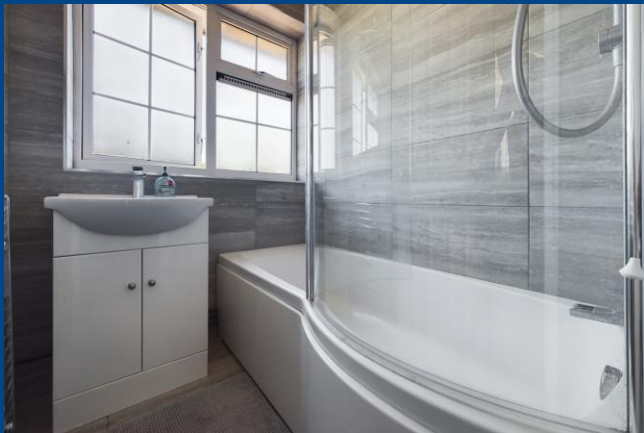


**68 Oliver Road  
Nash Mills  
Hemel Hempstead  
HP3 9PZ**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Offers Over £510,000** Freehold





This 3 bedroom semi-detached family home is situated in the sought after area of Nash Mill, offering a convenient location for local shops, schools, amenities, Apsley Lock marina, and Apsley mainline station, providing easy access to London Euston.

The ground floor boasts a welcoming entrance hall, lounge with a bay window, and a separate dining room. The fitted kitchen is well appointed, and there is a utility room for added convenience.

Additionally, the ground floor features a guest cloakroom and a study.

Upstairs, you will find three good sized bedrooms, the family bathroom has been recently refitted and there is also a separate cloakroom.

Externally, the property boasts a full width gravel driveway, providing excellent off road parking facilities. The rear garden is pleasantly private, with a large patio seating area and an area laid to lawn.

With the added benefits of recently replaced carpets throughout, double glazing and gas heating to radiators.

Viewing is highly recommended to fully appreciate all that this property has to offer. Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

**Semi-detached family home in the sought after area of Nash Mill**

**Convenient location near local shops, schools, amenities, Apsley Lock marina and Apsley station**

**Lounge with a bay window**

**Separate dining room**

**Fitted kitchen and utility room**

**Guest cloakroom and study**

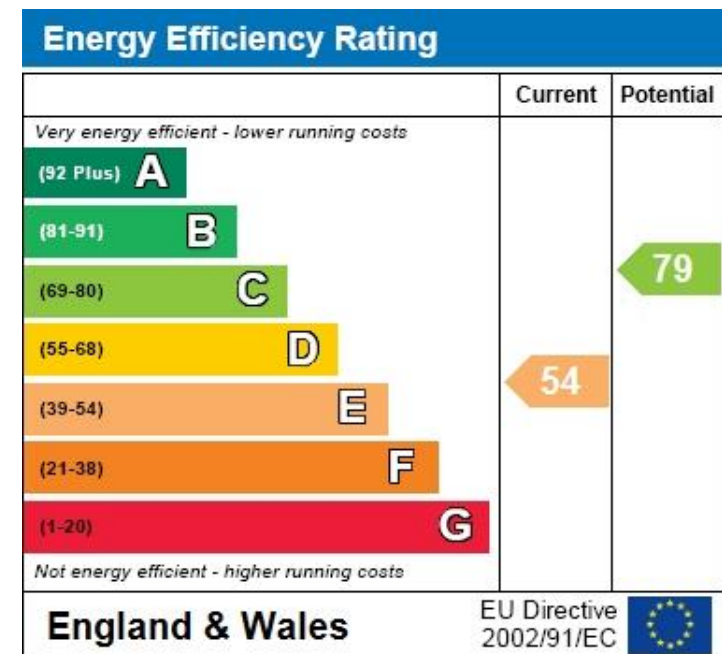
**Recently refitted family bathroom and separate cloakroom**

**Full width gravel driveway for excellent off road parking facilities**

**Rear garden with a large patio seating area**

**Recently replaced carpets throughout**

**VIEWING IS A MUST**



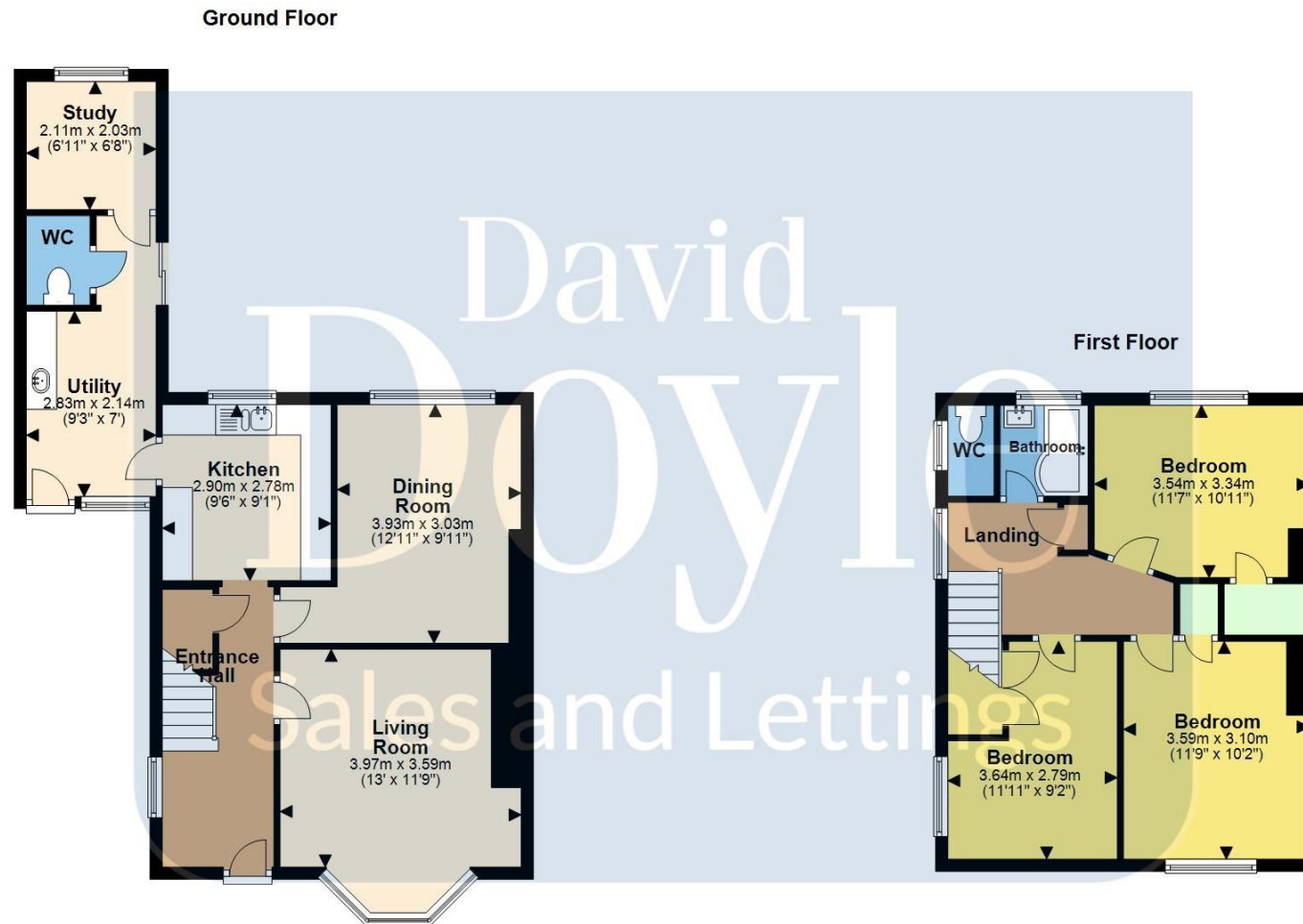
**David  
Doyle**

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.

 **MAYFAIR**  
OFFICE.CO.UK



Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 105.0 sq. metres (1130.3 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.  
Plan produced using PlanUp.

**68 Oliver Road**  
**Nash Mills**  
**Hemel Hempstead**  
**HP3 9PZ**

 **MAYFAIR**  
OFFICE.CO.UK

Boxmoor Office  
45 St Johns Road  
Boxmoor  
Hemel Hempstead  
Herts, HP1 1QQ  
01442 248671